

**City of Eau Claire
Plan Commission Minutes**

Meeting of March 2, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Hibbard, Radabaugh,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Solberg, Ms. Thompson

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1502) – Volleyball Courts, Wagner’s Lanes**
and
SITE PLAN (SP-1506) – Wagner’s Lanes Dome Project

Corey Scheidler, Cedar Corporation, presented a request to allow a commercial recreational use (with alcohol sales) for Wagner’s Lanes Dome project at 2159 Brackett Avenue. Part of the lot is zoned C-2. The project removes the existing outdoor volleyball courts and onsite bar area, and constructs a dome for indoor volleyball and bar seating. The dome is a temporary structure which can be taken down in summer. The dome is 90’ x 200’ in size and can only be 35’ in height in a C-2 District.

The site plan shows the dome to the west of Wagner’s Lanes. The site is presently a driveway area used by through traffic. The dome will block the through driveway at the site. The site has a non-conforming roof sign and illegal painted wall sign which need to be removed. Mr. Scheidler stated that they are working with the staff to meet the City’s requirements for the listed conditions.

Mr. Jeremy Gragert, 451 Lincoln Avenue spoke with concerns. His main concerns were access for persons on bicycles and pedestrian circulation around the building. No one appeared in opposition.

Ms. Mitchell moved to grant the conditional use permit and approve the site with the conditions as stated in the staff report. Mr. Seymour seconded and the motion carried.

2. **ANNEXATION (15-1A) – E. Hamilton Avenue, Town of Washington**

The Fletschock family has submitted a petition for annexation of a 2.8 acre lot from the Town of Washington to the City of Eau Claire located at the intersection of E. Hamilton Avenue and Oakwood Hills Parkway. The single-family residence on the site has been removed. There are City utilities located on all three streets around the property.

Jamie Radabaugh, representing the current owners spoke in support. No one appeared in opposition.

Mr. Granlund moved to recommend approval. Mr. Larsen seconded and the motion carried. Messrs. Hibbard and Radabaugh abstained.

3. **ACQUISITION - 640 Congress Street**

Ms. Thompson presented a request from the property owners to sell the property along Half Moon Lake. The property is located between the bike trail and Half Moon Lake and has no direct access. The Comprehensive Plan recommends the acquisition of properties around Half Moon Lake when they become available. The house will be demolished for open space.

Mr. Hibbard moved to recommend acquisition. Mr. Pederson seconded and the motion carried.

4. **EXCESS LAND – 742 North Barstow Street**

Ms. Thompson presented a request to declare a parcel at 742 North Barstow Street as excess for resale. The City acquired the parcel of property in 2008 and demolished the residential structure on the property due to its deteriorated condition. The property is vacant. The City has been approached by the owners of the adjacent parcel who wish to acquire the City's parcel and combine them to build a new duplex on the lots.

Mr. Hibbard moved to recommend the land be declared excess. Ms. Ebert seconded and the motion carried.

5. **SITE PLAN (SP-1504) – Market and Johnson Office Addition**

AEC has submitted a site plan for an addition to the Market and Johnson office at 2350 Galloway Street. The site plan shows about an 87' x 91' addition to the west wall of the existing office portion of this building. It also shows an 18' x 122' addition to the south wall of the warehouse space along Galloway Street. This south addition is at a 0' setback from Galloway Street, which will match the setback of the existing building. The north parking lot adds 12 stalls and the south parking lot adds 11 stalls to cover the required 20 stalls for the addition.

Mr. Tufte reviewed the five conditions for approval and added a condition as recommended by the Waterways and Parks Commission that they maintain the existing tree plantings along the trail or if lost during construction, they will replace them.

Mr. Jerry Shea representing Market and Johnson spoke in support. He said that all conditions are okay but the company no longer owns the land on which the outdoor advertising sign is located. Therefore Condition 2 requiring a copy of the lease agreement is not valid as there is no lease.

Ms. Mitchell moved to approve the site plan with the conditions including the recommendation by the Waterways and Parks Commission and eliminated Condition 2. Mr. Pederson seconded and the motion carried.

6. **SITE PLAN (SP-1505) – Eau Claire Moving and Storage addition, Hogarth Street**
and
CERTIFIED SURVEY MAP (CSM-1-15) – Lot without Frontage for Eau Claire Moving & Storage

Kramer Land Design Studio has submitted a site plan for an addition to Eau Claire Moving and Storage at 3230 Hogarth Street and to approve the Certified Survey Map (CSM) for the lot for the project. The site plan shows a 30,040 square foot warehouse addition to the rear of the property. The addition is connected to the existing building with a 20-foot wide connection. The addition is on a separate lot for financing purposes. The connection between the addition and existing building will need to meet State Building Code. The addition is warehouse space which has no required parking.

The lot for this addition does not have frontage or access to a public street and requires Plan Commission approval under City Code. The site plan shows access is provided with a 22-foot wide private driveway that extends from Hogarth Street. There is a turn-around at the north end which has been reviewed by the Fire Department.

Mark Erickson, Kramer Land Design Studio spoke in support and stated that they can meet all the conditions of the staff report.

Ms. Ebert moved to approve the site plan with the conditions listed in the staff report. Mr. Larsen seconded and the motion carried.


7. **DISCUSSION**

Comprehensive Plan Update

Mr. Tufte briefed the Commission on the next discussion items for the Comprehensive Plan update meeting on March 12, 2015. He reviewed with them a proposed park south of Roosevelt Public School as a possible new park site. The school may need to be expanded into the existing park adjacent to the school. The Plan Commission agreed this should be added. Mr. Larsen asked whether a pedestrian bridge may be added from the Hwy. 37 right-of-way to cross the Chippewa River to Fifth Avenue. Mr. Tufte responded that a vehicle bridge was removed at the 2005 writing of the Comprehensive Plan due to opposition from the Putnam Park Commission and neighbors. Also the land slopes are extreme and the river is at its widest at this point. There already exists two pedestrian bridges at Clairemont Avenue and the University on First Avenue. The cost would also be extremely high.

8. **MINUTES**

The minutes of the meeting of February 16, 2015 were approved.



Jamie Radabaugh, Secretary